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December 29, 2006

Hon. Chairperson and Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

Re: Meadowbrook Estates
Our File No. 4433-1

Dear Chairperson Argenio and Board Members:

I am writing on behalf of Land Master Community Developers, the applicant, to request that the Planning Board grant an extension of the preliminary approval of the above referenced subdivision, which approval expires on February 11, 2007.

The applicant and consultants continue to work diligently with the various involved agencies and are processing applications in order to obtain the agency approvals necessary prior to final subdivision approval. In the last six months we have made substantial progress including: (1) the Town Supervisor has signed the water supply application, which has been submitted to the Orange County Department of Health and we are expecting approval from the OCDOH within the next few months; (2) the NYS DEC approval for the wetlands buffer disturbance has been held up and is awaiting Army Corps of Engineers approval; (3) the final submission to the Army Corps of Engineers has been made and we are expecting their approval in mid-January; (4) we have made our second submission to NYS DOT and are awaiting a response; (5) the NYS DEC approval for sewer main extension has been granted; and (6) Sewer District No. 19 was extended by the Town Board to include the project area.

We respectfully request that the Board extend the preliminary approval for an additional six-months, to run from February 11, 2007, to August 11, 2007, at your next meeting.

Thank you in advance for your cooperation and courtesies.

Very truly yours,


Michele L. Babcock

cc: Mr. David Weinberg
Mr. Ross Winglovitz, P.E.